

## ZONING AND BUILDING AGENDA

OCTOBER 2, 2007

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

285936 ALBERT & KIMBERLY BEAUDREAU, Owners, 14251 131st Street, Lemont, Illinois 60439. Application (No. SU-07-04; Z07037). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the C-1 Restricted Business District to utilize existing main building on the premises as a law office for a sole practitioner attorney in Section 18 of Orland Township. Property consists of 0.37 of an acre located at the northeast corner of 159th Street and 113th Court in Orland Township. Intended use: To utilize the existing main building on the premises as a law office for a sole practitioner attorney.

278213 DOCKET #8059 – HELEN LAS, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 5 feet; and increase the floor area ratio from .40 to .50 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 72nd Place, approximately 152 feet east of Nottingham Avenue in Stickney Township., District 11. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

279586 GARDEN HOMES SANITARY DISTRICT, Owner, 3701 West 116th Street, Garden Homes, Illinois 60803, Application (No. SU-06-08; Z06120). Submitted by same. Seeking a SPECIAL USE in the R-5 Single Family Residence District for a new 145 foot elevated water storage tank and pump house (on east parcel) and three (3) single family residences (on west parcel) in Section 23 of Worth Township. Property consist of approximately 1.58 acres located on the west side of Central Park Avenue, approximately 118 feet south of 118th Street in Worth Township., District 6. Intended use: A new elevated water storage tank and pump house and three (3) future Single Family Residences. **Recommendation: That the applicant be granted a one year extension of time. The ZBA also recommends that the fee be waived.**

281322 DOCKET #8123 – F. & P. Andreou, Owners Application: Variation to reduce lot width from 150 feet to 120 feet (existing); reduce lot area from 40,000 square feet to 25,920 square feet (existing); and reduce front yard setback from 40 feet to 37 feet for proposed additions in the R-4 (SU) Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the north side of Timberlane Drive, approximately 919 feet west of Sanders Road in Northfield Township., District 14. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

- 281747 DOCKET #8147 – M. NERI, Owner Application: Variation to reduce left interior side yard setback from 10 feet to 5 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Crescent Avenue, approximately 250 feet north of Bryn Mawr Avenue in Norwood Park Township., District 9. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

**NEW APPLICATION:**

- 289608 PALOS BANK AND TRUST COMPANY, TRUST #1-4912, Owner, 12600 South Harlem Avenue, Palos Heights, Illinois 60463, Application (No. MA-07-07; Z07135). Submitted by Bernard Kay, 12730 Cal Sag Road, Crestwood, Illinois 60445. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District for an existing single family residence and one new single family residence in Section 32 of Worth Township. Property consists of 0.69 of an acre located on the east side of Monitor Avenue, approximately 795 feet South of 127th Street in Worth Township. Intended use: Single family home.

- 289609 DENNIS & LYNN HARVEY, Owners, 12900 South Monitor Avenue, Palos Heights, Illinois 60463, Application (No. MA-07-06; Z07134). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District for an existing single family residence and one new single family residence in Section 32 of Worth Township. Property consists of 0.65 of an acre located on the southwest side of Monitor Avenue and 129th Street. Intended use: For a residence.

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

- 289610 DOCKET #8331 – W. BUDZ, Owner, Application (No. V-07-100): Variation to reduce front yard setback from 40 feet to 30 feet; and reduce left side yard setback from 15 feet to 5 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.54 of an acre, located on the northwest corner of 85th Avenue and Hillcrest Drive in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 289611 DOCKET #8340 – M. WILSON, Owner, Application (No. V-07-109): Variation to reduce lot width from 150 feet to 100 feet (existing) for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the south side of Flossmoor Road, approximately 400 feet west of Central Park Avenue in Rich Township, County Board District #5. **Recommendation:** That the application be granted.
- Conditions: None
- Objectors: None
- Department of Public Health Approval #16587
- 289612 DOCKET #8341 – J. IVY, Owner, Application (No. V-07-110): Variation to reduce lot area from 40,000 square feet to 21,778 square feet (existing); reduce lot width from 150 feet to 50 feet (existing); and reduce right side yard setback from 15 feet to 10 feet for a new single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the north side of Orchard Lane, approximately 417 feet west of Keystone Avenue in Rich Township, County Board District #5. **Recommendation:** That the application be granted.
- Conditions: None
- Objectors: None
- Department of Public Health Approval #16585
- 289613 DOCKET #8344 – A. DIBIASE, JR., Owner, Application (No. V-07-113): Variation to reduce lot width from 100 feet to 84 feet (existing) for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.53 of an acre, located on the north side of 59th Street, approximately 348 feet east of Willow Springs Road in Lyons Township, County Board District #16. **Recommendation:** That the application be granted.
- Conditions: None
- Objectors: None
- 289614 DOCKET #8345 – J. IRMEN, Owner, Application (No. V-07-114): Variation to reduce rear yard setback from 10 feet to 0.75 feet for a detached garage (existing new) in the I-1 Restricted Industrial District. The subject property consists of approximately 0.56 of an acre, located on the west side of Nordic Road, approximately 550 feet south of Algonquin Road in Elk Grove Township, County Board District #15. **Recommendation:** That the application be granted.
- Conditions: None
- Objectors: None

289615 DOCKET #8346 – S. & C. IOCCO, Owners, Application (No. V-07-115): Variation to reduce right side yard setback from 10 feet to 5 feet (existing); and reduce rear yard setback from 5 feet to 3 feet (existing) for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.17 of an acre, located on the west side of Landen Drive, approximately 462 feet north of Fullerton Avenue in Leyden Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

289616 DOCKET #8347 – R. TORZSA, Owner, Application (No. V-07-116): Variation to reduce left side yard setback from 15 feet to 9 feet 8 inches (existing) for a proposed sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the south side of Linnea Lane, approximately 150 feet east of Oak Lane in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

289617 DOCKET #8348 – D. TATCH, Owner, Application (No. V-07-117): Variation to reduce rear yard setback from 50 feet to 40 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the north side of Beechnut Road, approximately 61 feet west of Cottonwood Road in Northfield Township, County Board District #13. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

\* The next regularly scheduled meeting is presently set for Tuesday, October 16, 2007.